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Welcome to King's Meadows — Zero barrier living starts here.

Discover King's Meadows, a thoughtfully designed community with single-storey, zero-barrier semi-detached homes that bring comfort, style and ease to everyday living. Nestled in the town of Watford, this charming neighbourhood offers the perfect blend of tranquility and convenience, with local shops, dining and Highway 402 just minutes away. Each home features open, light-filled spaces and refined details that make life feel simple, comfortable and beautifully connected.

Enjoy peaceful mornings, friendly conversations with neighbours and relaxing strolls through nearby parks. King's Meadows is more than a place to live. It is a place to feel at home, where every day offers the comfort and connection you deserve.

Designed FOR LIVING

Experience unparalleled comfort and sophistication in our meticulously designed semi-detached homes. Each residence boasts expansive open-concept layouts, soaring ceilings and large windows that fill your space with natural light. The contemporary kitchens are equipped with premium stainless-steel appliances and granite countertops, while the primary suite features a generous walk-in closet and a luxurious spa-inspired bathroom. Every element is carefully designed to elevate your lifestyle, transforming daily living into an exceptional experience. **Welcome to your new home.**



2 BEDROOMS



2 FULL BATHROOMS



1.5 CAR ATTACHED
GARAGE



GRANITE/QUARTZ
COUNTERTOPS
THROUGHOUT



LUXURY VINYL PLANK FLOORING
THROUGHOUT



9FT. MAIN FLOOR CEILINGS



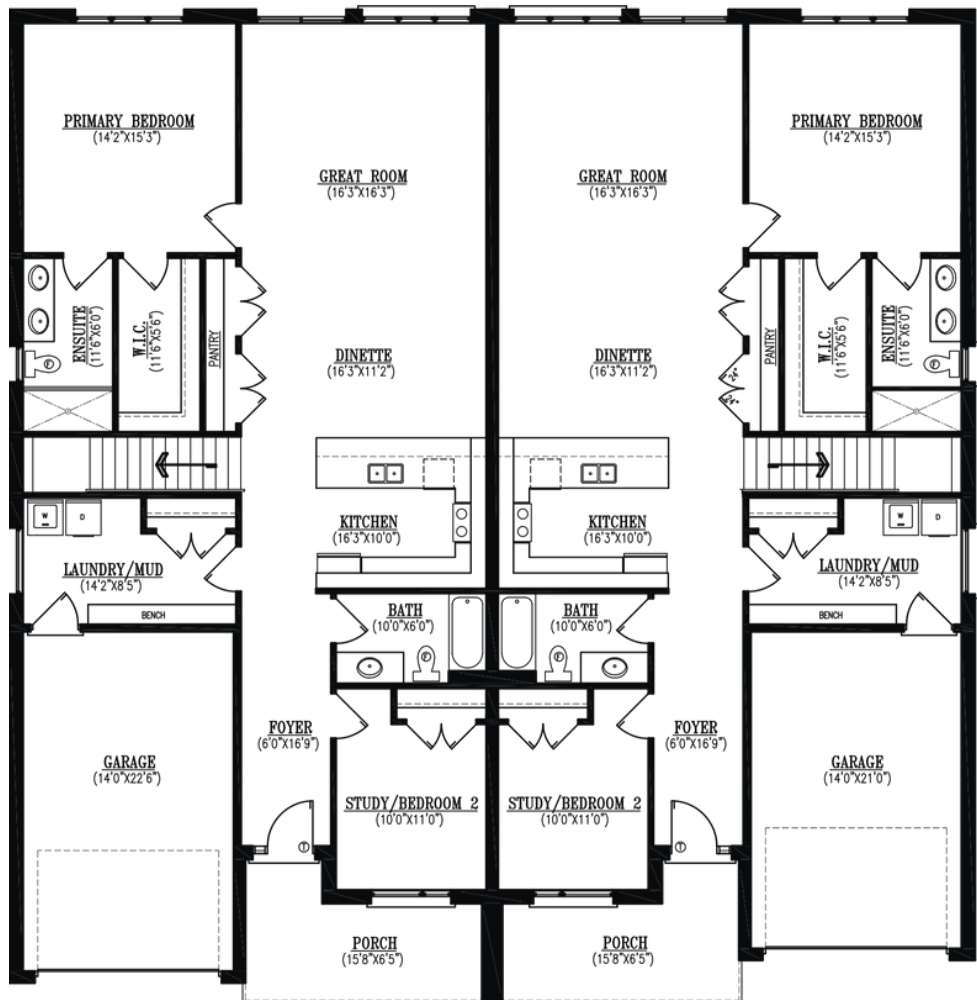
APPLIANCE PACKAGE INCLUDED



OVERSIZED 5-1/2" BASEBOARDS &
3-1/2" CASINGS

Designed for all
BUILT WITHOUT BARRIERS





NEWPORT

1608 SQ.FT. PER UNIT



2 BEDROOMS



2 FULL BATHS



FULL QUARTZ BACKSPLASH IN KITCHEN



AIR CONDITIONING IS STANDARD

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance due to grading variance. Actual usable floor space may vary from the stated floor area. All renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Final location of sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E.& O.E. October 2025.

FINISHES AND FEATURES

EXTERIOR FINISHES

- Fully graded and sodded lot
- Premium brickwork tailored to architectural design
- JamesHardie siding as specified in exterior elevations
- Aluminum soffit, fascia, and eavestrough
- Durable asphalt shingles
- Insulated entry doors for enhanced energy efficiency
- Insulated vinyl windows for optimal thermal performance
- Sliding patio doors for seamless indoor/outdoor living
- Sectional roll-up garage door with rough-in for future opener
- Paved asphalt driveway (or equivalent)

HEATING SYSTEM

- High efficiency gas furnace for reliable warmth
- Central air-conditioning for year-round comfort
- Programmable thermostat for precise climate control
- Heat recovery ventilation system for improved air quality
- Rental tankless water heater for on-demand hot water

FLOORING

- Premium luxury vinyl plank floor installed throughout
- Ceramic or porcelain tiles as per plan

CABINETRY

- High-quality kitchen cabinets and vanities
- Soft close drawers & doors throughout
- Granite or quartz countertops in kitchens and bathrooms
- Full quartz backsplash in kitchen
- Stainless steel undermount kitchen sink included
- Kitchen island with integrated breakfast bar
- Elegant crown moulding in kitchen
- Vinyl coated wire shelving in all closets

ELECTRICAL

- 100 amp service panel with circuit breakers
- Code-compliant smoke alarms and carbon monoxide detectors
- Strategically placed pot lights in designated areas
- Pre-selected lighting fixtures from builder's package
- Under cabinet valance lighting in kitchen

PLUMBING

- Acrylic tubs and/or showers with acrylic wall surrounds, per architectural plans
- Shut-off valves for all toilet water supply lines
- Premium plumbing fixtures selected from builder's selections

ADDITIONAL FEATURES

- Six appliance package is included, chosen from builder's selections
- Window blinds provided for all windows
- 9 ft. main floor ceilings for a spacious feeling
- Oversized basement windows for ample natural light
- Standard bathroom mirrors included
- Towel bars and toilet paper holders installed where applicable
- One year of complimentary high-speed internet

Zero barriers. Full comfort.

Home for the best years of your life.

At **King's Meadows**, life is about comfort, connection, and enjoying each day with ease. Whether it's a peaceful morning coffee on your porch or spending time with neighbours who feel like family, this is a community designed to make every moment count. Each home and green space is thoughtfully planned to support a lifestyle that is both relaxed and fulfilling.

King's Meadows offers zero-barrier living in a welcoming, nature-inspired setting. It's a place where you can enjoy the outdoors and feel part of a caring, connected community. With essential amenities close by and the charm of London just minutes away. King's Meadows is where comfort and community come together in perfect balance.







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LEGEND

-  SEMI-DETACHED HOMES
-  TOWNHOMES

Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape. See Sales Representative for more information. E. & O. E. October 2025.



TOWN OF
WATFORD

CONFEDERATION LINE

↑
3 MIN.
TO 402
HWY

**KING'S
MEADOWS**

NAUVOO RD



POINTS OF INTEREST

1. HOME HARDWARE BUILDING CENTRE
2. TIM HORTONS
3. FOODLAND
4. WATFORD AMBULANCE BASE
5. WATFORD ARENA
6. EAST LAMBTON COMMUNITY CENTRE / YMCA
7. EAST LAMBTON ELEMENTARY SCHOOL
8. GAURDIAN PHARMACY
9. DOLLAR HAVEN & DISCOUNT
10. WATFORD FIRE SERVICE
11. SERVICE ONTARIO
12. BANK OF MONTREAL
13. LCBO
14. LIBRO CREDIT UNION
15. SHELL GAS STATION

NEARBY AMENITIES:

- STRATHROY GENERAL HOSPITAL: 15-MINUTE DRIVE
- STRATHROY COMMUNITY CENTRE: 15-MINUTE DRIVE
- PETROLIA HOSPITAL: 20-MINUTE DRIVE
- WEST LONDON: 30-MINUTE DRIVE
- COSTCO: 35-MINUTE DRIVE
- SARNIA: 30-MINUTE DRIVE
- WALMART & CANADIAN TIRE: 20-MINUTE DRIVE

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CUSTOM HOMES

